

BOUNDARY RETRACEMENT SURVEY

Part of DeRome Reserve in T31N - R13E

6728 St. Joe Road, Fort Wayne, IN 46835

LEGEND

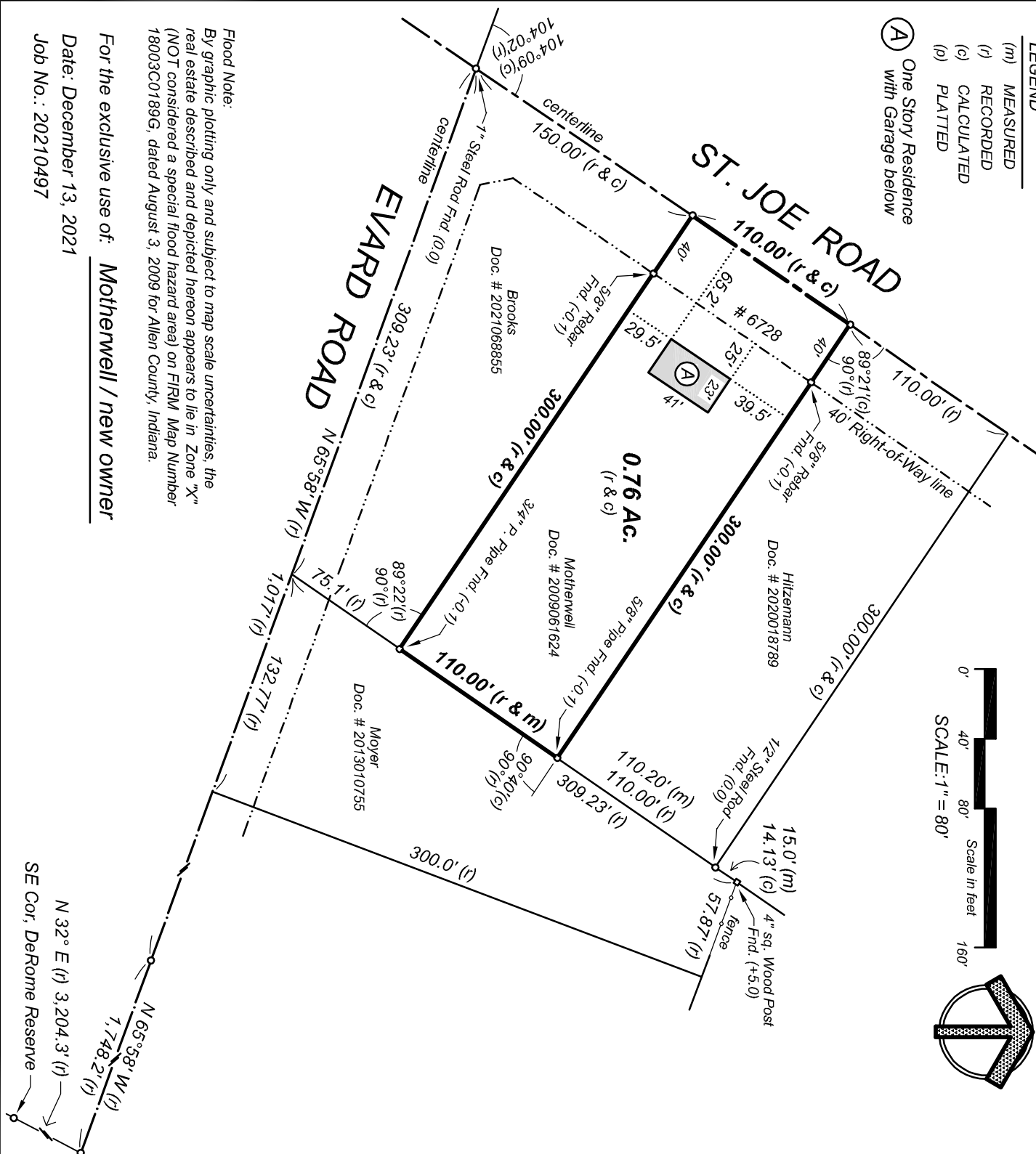
(m) MEASURED

(r) RECORDED

(c) CALCULATED

(p) PLAINED

**One Story Residence
with Garage below**





**GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.**

1133 BROADWAY FORT WAYNE, IN 46802
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SURVEYOR'S REPORT
Part of DeRome Reserve in T31N - R13E
6728 St. Joe Road, Fort Wayne, IN 46835

LEGAL DESCRIPTION - Doc. # 2009061624

A tract of land in DeRome Reserve in Township 31 North, Range 13 East, in Allen County, Indiana, designated on the plat as tract #5 and by metes and bounds described as follows:

Commencing at a point in the center line of the Evard Road in said Township 31 North, Range 13 East, said point being situated 3204.3 feet North 32 degrees East 1748.2 feet, North 65 degrees 58 minutes West from the Southeast corner of the DeRome Reserve, Township and Range aforesaid; thence continuing North 65 degrees 58 minutes West along the center line of the said Evard Road 1017 feet to its intersection with the center line of the St. Joe Road; thence Northeasterly by a deflection to the right of 104 degrees 02 minutes along said centerline of the St. Joe Road a distance of 150 feet for the **point of beginning** of tract herein being described; thence continuing Northeasterly along said center line of the St. Joe Road a distance of 110 feet; thence Southeasterly by a deflection to the right of 90 degrees a distance of 300 feet; thence Southwesterly by a deflection to the right of 90 degrees a distance of 110 feet; thence Northwesterly by a deflection to the right of 90 degrees a distance of 300 feet to the point of beginning; containing **0.76 acres** of land, more or less, subject to all legal roads and highways.

SURVEYOR'S REPORT

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface.

Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

This purpose for this survey is to "retrace" the boundary of the real estate described hereon.

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing and per information shown in Document Number 2009061624 as found in the Office of the Recorder of Allen County, Indiana.

The uncertainty in the lines and corners found or established by this survey are as follows:

(A) Availability and condition of reference monuments:

Monuments found are described and depicted on the survey drawing.

Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing.

The maximum uncertainty for this survey is 0.87 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

(C) Clarity or ambiguity of the record description and or adjoiner's descriptions:

No uncertainty was created by the above mentioned documents.

(D) This survey falls under the classification of a "Suburban" survey. The acceptable relative positional precision (random errors in measurements) = 0.13 feet (40 millimeters) plus 100 parts per million as specified in Section 7 of said Rule 12.

SURVEYOR'S CERTIFICATION

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29. Field work for this survey was performed on December 9, 2021.

DATED THIS 13th DAY OF DECEMBER, 2021.

Timothy C. Gouloff, R.L.S. 29500017

